HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Montréal CMA

Date Released: October 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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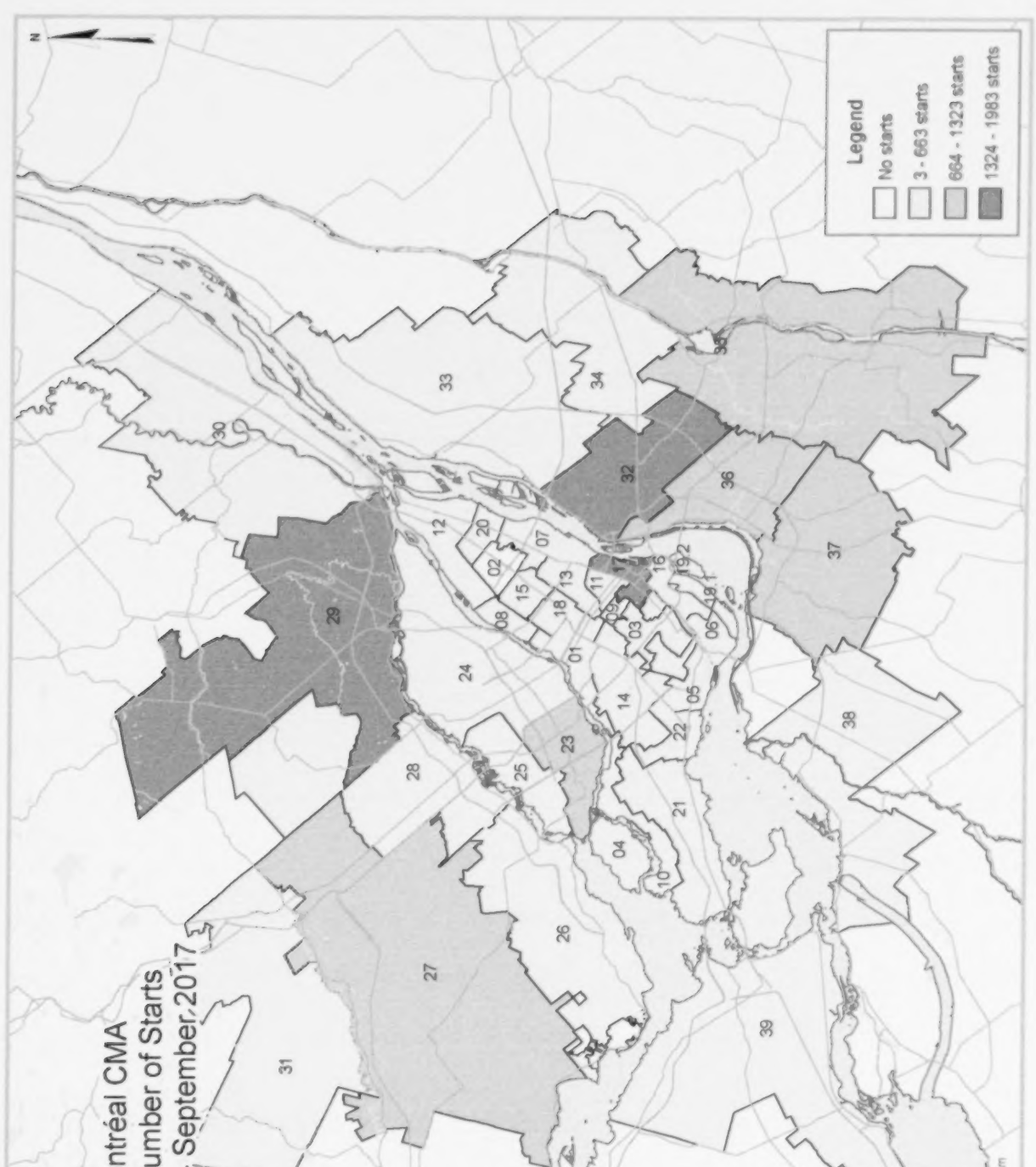
Montréal CMA
Total Number of Starts
January - September, 2017
Legend
No starts
3 - 663 starts
664 - 1323 starts
1324 - 1983 starts
N
0 2 4 Km

ZONE DESCRIPTIONS - MONTRÉAL CMA	
Zone 1	Borough - Ahuntsic-Cartierville
Zone 2	Borough - Anjou
Zone 3	Borough - Côte-Des-Neiges - Notre-Dame-de-Grâce
Zone 4	Borough - L'Île-Bizard - Sainte-Geneviève
Zone 5	Borough - Lachine
Zone 6	Borough - Lasalle
Zone 7	Borough - Mercier - Hochelaga-Maisonneuve
Zone 8	Borough - Montréal -Nord
Zone 9	Borough - Outremont
Zone 10	Borough - Pierrefonds-Roxboro
Zone 11	Borough - Le Plateau Mont-Royal
Zone 12	Borough - Rivière-des-Prairies - Pointe-aux-Trembles
Zone 13	Borough - Rosemont - La Petite-Patrie
Zone 14	Borough - Saint-Laurent
Zone 15	Borough - Saint-Léonard
Zone 16	Borough - Le Sud Ouest
Zone 17	Borough - Ville-Marie
Zone 18	Borough - Villeray - Saint-Michel - Parc-Extension
Zone 19.1	Borough - Verdun, Verdun part
Zone 19.2	Borough -Verdun, Île-Des-Soeurs part
Zone 20	Montréal-Est
Zone 21	Baie-d'Urfé, Beaconsfield, Kirkland, Pointe-Claire, Sainte-Anne-de-Bellevue, Senneville, Dollard-des-Ormeaux
Zone 22	Dorval, Hampstead, Côte-Saint-Luc, Montréal-Ouest, Mont-Royal, Westmount
Zone 23	Laval (Chomedey, Sainte-Dorothée, Laval-sur-le-Lac).
Zone 24	Laval (Auteuil, Duvernay, Laval-des-Rapides, Pont-Viau, Saint-François, Saint-Vincent-de-Paul, Vimont).
Zone 25	Laval (Fabreville, Laval-Ouest, Sainte-Rose).
Zone 26	MRC Deux-Montagnes (Deux-Montagnes, Oka, Pointe-Calumet, Saint-Eustache, Saint-Joseph-du-Lac, Sainte-Marthe-sur-le-Lac).
Zone 27	Mirabel, Saint-Placide
Zone 28	MRC Thérèse-de-Blainville (Blainville, Boisbriand, Bois-des-Filion, Lorraine, Rosemère, Sainte-Anne-des-Plaines, Sainte-Thérèse).
Zone 29	MRC Les Moulins (Terrebonne, Mascouche).
Zone 30	Charlemagne, Lavaltrie, L'Assomption, Repentigny, Saint-Sulpice, L'Épiphanie
Zone 31	Gore, Saint-Colomban, Saint-Jérôme.
Zone 32	Longueuil.
Zone 33	Boucherville, Saint-Amable, Sainte-Julie, Varennes, Verchères
Zone 34	Beloeil, McMasterville, Mont-Saint-Hilaire, Otterburn Park, Saint-Basile-le-Grand, Saint-Bruno-de-Montarville, Saint-Mathieu-de-Beloeil.
Zone 35	Carignan, Chambly, Richelieu, Saint-Mathias-sur-Richelieu.
Zone 36	Brossard, La Prairie, Saint-Lambert.
Zone 37	Candiac, Delson, Saint-Constant, Saint-Mathieu, Saint-Philippe, Sainte-Catherine.
Zone 38	Beauharnois, Châteauguay, Léry, Mercier, Saint-Isidore.
Zone 39	Hudson, Les Cèdres, L'Île-Cadieux, L'Île-Perrot, Notre-Dame-de-L'Île-Perrot, Pincourt, Pointe-des-Cascades, Saint-Lazare, Terrasse-Vaudreuil, Vaudreuil-Dorion, Vaudreuil-sur-le-Lac, Saint-Zotique, Coteau-du-Lac M, Les Coteaux M

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) September 2017		
Montreal CMA[1]	August 2017	September 2017
Trend[2]	20,006	21,400
SAAR	14,267	35,900
	September 2016	September 2017
Actual		
September - Single-Detached	266	310
September - Multiples	2,684	2,713
September - Total	2,950	3,023
January to September - Single-Detached	1,836	2,053
January to September - Multiples	11,422	13,733
January to September - Total	13,258	15,786

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Montréal CMA
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
September 2017	310	76	100	0	6	1,455	0	984	3,023
September 2016	266	76	78	0	46	668	3	1,813	2,950
% Change	16.5	0.0	28.2	n/a	-87.0	117.8	-100.0	-45.7	2.5
Year-to-date 2017	2,053	626	701	0	263	5,643	32	6,117	15,786
Year-to-date 2016	1,836	606	575	0	317	4,738	6	5,007	13,258
% Change	11.8	3.3	21.9	n/a	-17.0	19.1	**	22.2	19.1
UNDER CONSTRUCTION									
September 2017	1,119	380	563	0	341	9,009	7	8,523	20,403
September 2016	972	338	501	0	376	9,789	3	7,383	19,724
% Change	15.1	12.4	12.4	n/a	-9.3	-8.0	133.3	15.4	3.4
COMPLETIONS									
September 2017	277	68	85	0	21	506	1	586	1,544
September 2016	231	62	88	0	34	571	0	307	1,513
% Change	19.9	9.7	-3.4	n/a	-38.2	-11.4	n/a	90.9	2.0
Year-to-date 2017	1,932	600	711	0	311	4,903	50	6,059	14,587
Year-to-date 2016	1,685	544	501	0	322	5,114	14	5,065	13,787
% Change	14.7	10.3	41.9	n/a	-3.4	-4.1	**	19.6	5.8
COMPLETED & NOT ABSORBED									
September 2017	247	146	211	0	61	1,545	n/a	n/a	2,210
September 2016	287	159	167	0	84	2,046	n/a	n/a	2,743
% Change	-13.9	-8.2	26.3	n/a	-27.4	-24.5	n/a	n/a	-19.4
ABSORBED									
September 2017	260	74	78	0	26	535	n/a	n/a	973
September 2016	210	53	67	0	52	577	n/a	n/a	959
% Change	23.8	39.6	16.4	n/a	-50.0	-7.3	n/a	n/a	1.5
Year-to-date 2017	1,966	617	707	0	352	5,412	n/a	n/a	9,054
Year-to-date 2016	1,761	585	523	0	303	5,504	n/a	n/a	8,676
% Change	11.6	5.5	35.2	n/a	16.2	-1.7	n/a	n/a	4.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Island of Montréal									
September 2017	20	6	19	0	0	388	0	518	1,043
September 2016	18	4	11	0	18	243	0	310	604
Laval									
September 2017	13	4	10	0	0	656	0	0	683
September 2016	22	2	16	0	0	113	0	79	232
North Shore									
September 2017	132	18	12	0	0	120	0	135	417
September 2016	117	22	21	0	8	97	0	204	469
South Shore									
September 2017	93	42	25	0	6	279	0	319	764
September 2016	69	36	10	0	0	113	3	732	963
Vaudreuil-Soulanges									
September 2017	52	6	34	0	0	12	0	12	116
September 2016	40	12	20	0	20	102	0	488	682
Montréal CMA									
September 2017	310	76	100	0	6	1,455	0	984	3,023
September 2016	266	76	78	0	46	668	3	1,813	2,950
UNDER CONSTRUCTION									
Island of Montréal									
September 2017	96	50	99	0	166	5,702	0	4,067	10,641
September 2016	110	30	129	0	179	6,346	0	2,835	9,746
Laval									
September 2017	79	10	45	0	0	1,158	0	538	1,830
September 2016	62	6	42	0	8	1,307	0	386	1,811
North Shore									
September 2017	409	62	173	0	35	696	6	1,049	2,430
September 2016	371	68	141	0	79	1,000	0	1,526	3,350
South Shore									
September 2017	395	216	145	0	118	1,289	1	2,785	4,949
September 2016	314	214	102	0	56	895	3	1,791	3,455
Vaudreuil-Soulanges									
September 2017	140	42	101	0	22	164	0	84	553
September 2016	115	20	87	0	54	241	0	845	1,362
Montréal CMA									
September 2017	1,119	380	563	0	341	9,009	7	8,523	20,403
September 2016	972	338	501	0	376	9,789	3	7,383	19,724

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Island of Montréal									
September 2017	12	2	0	0	13	184	0	315	526
September 2016	7	4	12	0	34	333	0	10	620
Laval									
September 2017	18	6	23	0	0	186	0	3	236
September 2016	19	0	22	0	0	6	0	6	53
North Shore									
September 2017	135	24	40	0	4	95	1	161	460
September 2016	119	24	7	0	0	50	0	131	331
South Shore									
September 2017	83	36	22	0	0	37	0	86	264
September 2016	59	32	23	0	0	77	0	160	351
Vaudreuil-Soulanges									
September 2017	29	0	0	0	4	4	0	21	58
September 2016	27	2	24	0	0	105	0	0	158
Montréal CMA									
September 2017	277	68	85	0	21	506	1	586	1,544
September 2016	231	62	88	0	34	571	0	307	1,513
COMPLETED & NOT ABSORBED									
Island of Montréal									
September 2017	8	8	13	0	13	387	n/a	n/a	429
September 2016	9	9	15	0	11	543	n/a	n/a	587
Laval									
September 2017	31	18	22	0	3	338	n/a	n/a	412
September 2016	41	17	22	0	10	330	n/a	n/a	420
North Shore									
September 2017	133	63	129	0	31	545	n/a	n/a	901
September 2016	159	43	68	0	44	729	n/a	n/a	1,043
South Shore									
September 2017	50	53	31	0	12	211	n/a	n/a	357
September 2016	56	84	38	0	6	378	n/a	n/a	562
Vaudreuil-Soulanges									
September 2017	25	4	16	0	2	64	n/a	n/a	111
September 2016	22	6	24	0	13	66	n/a	n/a	131
Montréal CMA									
September 2017	247	146	211	0	61	1,545	n/a	n/a	2,210
September 2016	287	159	167	0	84	2,046	n/a	n/a	2,743

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
September 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Island of Montréal									
September 2017	14	1	5	0	14	213	n/a	n/a	247
September 2016	10	2	9	0	34	343	n/a	n/a	398
Laval									
September 2017	10	6	18	0	0	129	n/a	n/a	163
September 2016	16	5	16	0	0	17	n/a	n/a	54
North Shore									
September 2017	120	20	22	0	2	108	n/a	n/a	272
September 2016	104	16	6	0	15	75	n/a	n/a	216
South Shore									
September 2017	92	46	30	0	3	76	n/a	n/a	247
September 2016	59	30	20	0	0	84	n/a	n/a	193
Vaudreuil-Soulanges									
September 2017	24	1	3	0	7	9	n/a	n/a	44
September 2016	21	0	16	0	3	58	n/a	n/a	98
Montréal CMA									
September 2017	260	74	78	0	26	535	n/a	n/a	973
September 2016	210	53	67	0	52	577	n/a	n/a	959

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Montréal CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	2,499	824	832	0	386	6,378	26	6,678	17,834
% Change	4.1	21.5	35.3	n/a	21.4	-15.4	**	-3.6	-4.9
2015	2,400	678	615	0	318	7,542	4	6,924	18,744
% Change	-10.3	-7.1	-20.0	n/a	103.8	-27.2	33.3	98.3	0.4
2014	2,677	730	769	0	156	10,360	3	3,492	18,672
% Change	-11.9	3.3	41.4	n/a	102.6	18.7	-62.5	49.9	19.4
2013	3,039	707	544	0	77	8,728	8	2,329	15,632
% Change	-23.2	-31.4	-60.5	-100.0	-2.5	-26.0	n/a	2.5	-24.1
2012	3,958	1,030	1,377	1	79	11,801	0	2,272	20,591
% Change	-14.9	-12.6	-1.1	n/a	-20.2	-6.2	n/a	-0.4	-9.4
2011	4,653	1,178	1,392	0	99	12,582	0	2,281	22,719
% Change	-19.6	-8.3	-8.8	n/a	-39.6	22.2	n/a	-7.7	3.3
2010	5,789	1,284	1,527	0	164	10,293	0	2,472	22,001
% Change	6.3	24.4	30.1	n/a	-20.0	38.1	-100.0	-22.8	14.3
2009	5,446	1,032	1,174	0	205	7,452	32	3,200	19,251
% Change	-17.5	2.2	-12.5	n/a	-26.5	-6.9	146.2	-26.1	-12.2
2008	6,602	1,010	1,341	0	279	8,001	13	4,331	21,927
% Change	-17.6	9.5	32.2	n/a	-47.9	17.2	-78.3	-18.4	-5.6
2007	8,013	922	1,014	0	535	6,826	60	5,307	23,233

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Zone 1	1	0	0	0	0	0	3	0	4	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	1	0	0	0	0	0	15	0	16	0	n/a
Zone 4	1	4	0	0	0	0	0	0	1	4	-75.0
Zone 5	0	0	0	0	12	0	0	0	12	0	n/a
Zone 6	0	0	0	0	0	18	11	0	11	18	-38.9
Zone 7	2	1	0	2	0	0	59	71	61	74	-17.6
Zone 8	1	0	0	0	0	0	0	0	1	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	2	0	0	0	0	4	12	38	14	42	-66.7
Zone 11	0	0	0	0	0	0	145	0	145	0	n/a
Zone 12	1	2	0	2	0	3	3	13	4	20	-80.0
Zone 13	0	0	0	0	0	0	190	0	190	0	n/a
Zone 14	2	2	6	0	7	0	0	18	15	20	-25.0
Zone 15	0	2	0	0	0	0	0	0	0	2	-100.0
Zone 16	0	0	0	0	0	0	20	62	20	62	-67.7
Zone 17	0	0	0	0	0	4	229	212	229	216	6.0
Zone 18	0	0	0	0	0	0	15	107	15	107	-86.0
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	3	8	3	8	-62.5
Zone 21	3	3	0	0	0	0	52	0	55	3	**
Zone 22	6	4	0	0	0	0	241	24	247	28	**
Zone 23	5	8	0	0	0	7	626	122	631	137	**
Zone 24	4	5	4	0	0	4	30	58	38	67	-43.3
Zone 25	4	9	0	2	10	5	0	12	14	28	-50.0
Zone 26	22	11	0	4	0	0	24	1	46	16	187.5
Zone 27	24	36	2	4	0	16	19	48	45	104	-56.7
Zone 28	23	14	0	0	4	0	81	100	108	114	-5.3
Zone 29	36	26	8	14	6	6	120	64	170	110	54.5
Zone 30	7	5	0	0	0	0	6	8	13	13	0.0
Zone 31	20	25	8	0	0	7	7	80	35	112	-68.8
Zone 32	12	7	6	4	10	6	301	48	329	65	**
Zone 33	8	12	4	2	3	0	6	17	21	31	-32.3
Zone 34	13	9	0	2	0	0	3	127	16	138	-88.4
Zone 35	19	17	12	10	3	0	67	18	101	45	124.4
Zone 36	22	12	6	6	7	0	147	7	182	25	**
Zone 37	13	5	12	6	6	7	59	628	90	646	-86.1
Zone 38	6	7	2	6	0	0	17	0	25	13	92.3
Zone 39	52	40	6	12	32	40	26	590	116	682	-83.0
Montréal CMA	310	266	76	76	100	127	2,537	2,481	3,023	2,950	2.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	1	4	4	2	0	0	580	195	585	201	191.0
Zone 2	0	0	0	2	0	0	0	0	0	2	-100.0
Zone 3	2	1	0	0	0	0	204	280	206	281	-26.7
Zone 4	9	28	0	0	0	0	0	0	9	28	-67.9
Zone 5	0	0	0	0	24	0	59	22	83	22	**
Zone 6	2	0	0	2	21	54	161	309	184	365	-49.6
Zone 7	6	12	8	22	0	0	249	708	263	742	-64.6
Zone 8	2	0	4	0	0	0	4	3	10	3	**
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	6	1	4	0	15	16	104	38	129	55	134.5
Zone 11	0	0	0	0	4	0	242	123	246	123	100.0
Zone 12	17	11	14	6	14	3	190	62	235	82	186.6
Zone 13	0	0	0	0	9	20	280	129	289	149	94.0
Zone 14	12	8	16	0	25	14	26	34	79	56	41.1
Zone 15	2	9	0	6	10	0	154	0	166	15	**
Zone 16	3	1	0	0	3	6	205	95	211	102	106.9
Zone 17	0	0	0	2	30	7	1,953	1,895	1,983	1,904	4.1
Zone 18	1	2	0	0	0	0	138	247	139	249	-44.2
Zone 19.1	1	0	0	0	0	0	122	0	123	0	n/a
Zone 19.2	0	0	0	0	9	0	0	0	9	0	n/a
Zone 20	0	0	0	0	0	0	3	8	3	8	-62.5
Zone 21	11	20	2	0	8	36	84	38	105	94	11.7
Zone 22	12	9	2	0	22	34	482	24	518	67	**
Zone 23	36	48	2	8	8	15	1,125	604	1,171	675	73.5
Zone 24	47	37	6	6	28	42	69	396	150	481	-68.8
Zone 25	45	41	32	10	30	5	24	92	131	148	-11.5
Zone 26	112	128	26	36	14	34	135	440	287	638	-55.0
Zone 27	198	248	40	20	93	88	337	323	668	679	-1.6
Zone 28	110	88	4	4	57	28	217	415	388	535	-27.5
Zone 29	236	140	52	74	98	103	1,083	296	1,469	613	139.6
Zone 30	81	76	10	12	22	28	130	40	243	156	55.8
Zone 31	164	184	26	44	5	11	352	351	547	590	-7.3
Zone 32	74	62	26	32	62	70	1,257	336	1,419	500	183.8
Zone 33	69	70	10	32	3	0	376	173	458	275	66.5
Zone 34	76	65	2	4	50	19	183	230	311	318	-2.2
Zone 35	233	131	132	88	20	0	291	168	676	387	74.7
Zone 36	108	62	56	40	81	20	561	416	806	538	49.8
Zone 37	40	60	72	90	66	49	517	684	695	883	-21.3
Zone 38	73	64	34	42	14	11	106	72	227	189	20.1
Zone 39	264	226	42	22	117	143	142	714	565	1,105	-48.9
Montréal CMA	2,053	1,836	626	606	962	856	12,145	9,960	15,786	13,258	19.1

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Zone 1	0	0	0	0	0	0	3	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	0	15	0
Zone 4	0	0	0	0	0	0	0	0
Zone 5	12	0	0	0	0	0	0	0
Zone 6	0	18	0	0	0	0	11	0
Zone 7	0	0	0	0	0	63	59	8
Zone 8	0	0	0	0	0	0	0	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	4	0	0	12	0	0	38
Zone 11	0	0	0	0	53	0	0	0
Zone 12	0	3	0	0	0	0	3	13
Zone 13	0	0	0	0	132	0	58	0
Zone 14	7	0	0	0	0	18	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	20	62	0	0
Zone 17	0	4	0	0	51	76	178	136
Zone 18	0	0	0	0	10	0	5	107
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	3	0	0	8
Zone 21	0	0	0	0	52	0	0	0
Zone 22	0	0	0	0	55	24	186	0
Zone 23	0	7	0	0	626	98	0	24
Zone 24	0	4	0	0	30	9	0	49
Zone 25	10	5	0	0	0	6	0	6
Zone 26	0	0	0	0	18	0	6	1
Zone 27	0	16	0	0	8	30	11	18
Zone 28	4	0	0	0	78	46	3	54
Zone 29	6	6	0	0	18	21	102	43
Zone 30	0	0	0	0	0	0	6	8
Zone 31	0	7	0	0	0	0	7	80
Zone 32	10	3	0	3	75	4	226	44
Zone 33	3	0	0	0	6	6	0	11
Zone 34	0	0	0	0	0	22	3	105
Zone 35	3	0	0	0	39	12	28	6
Zone 36	7	0	0	0	123	4	24	3
Zone 37	6	7	0	0	26	65	33	563
Zone 38	0	0	0	0	12	0	5	0
Zone 39	32	40	0	0	14	102	12	488
Montréal CMA	100	124	0	3	1,461	668	984	1,813

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	31	195	501	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	0	91	204	189
Zone 4	0	0	0	0	0	0	0	0
Zone 5	24	0	0	0	59	6	0	16
Zone 6	21	54	0	0	142	189	19	120
Zone 7	0	0	0	0	140	111	91	590
Zone 8	0	0	0	0	0	3	4	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	15	16	0	0	38	0	66	38
Zone 11	4	0	0	0	113	85	37	38
Zone 12	14	3	0	0	103	43	18	19
Zone 13	9	20	0	0	168	123	112	6
Zone 14	25	14	0	0	26	34	0	0
Zone 15	10	0	0	0	0	0	154	0
Zone 16	3	6	0	0	197	67	8	28
Zone 17	30	7	0	0	1,431	1,091	452	718
Zone 18	0	0	0	0	45	118	39	129
Zone 19.1	0	0	0	0	94	0	28	0
Zone 19.2	9	0	0	0	0	0	0	0
Zone 20	0	0	0	0	3	0	0	8
Zone 21	8	36	0	0	52	38	32	0
Zone 22	22	34	0	0	167	24	315	0
Zone 23	8	15	0	0	762	577	363	27
Zone 24	28	39	0	3	48	310	21	86
Zone 25	30	5	0	0	12	30	12	62
Zone 26	14	34	0	0	94	220	41	220
Zone 27	93	88	0	0	162	183	175	140
Zone 28	57	28	0	0	132	72	85	343
Zone 29	98	103	0	0	336	193	747	103
Zone 30	22	28	0	0	43	14	87	26
Zone 31	5	11	0	0	22	48	330	303
Zone 32	59	67	3	3	372	162	885	174
Zone 33	3	0	0	0	63	53	313	40
Zone 34	46	19	4	0	110	97	73	133
Zone 35	16	0	4	0	86	90	205	78
Zone 36	81	20	0	0	329	262	232	154
Zone 37	52	49	14	0	176	73	341	611
Zone 38	7	11	7	0	28	16	78	56
Zone 39	117	143	0	0	93	162	49	552
Montréal CMA	930	850	32	6	5,677	4,780	6,117	5,007

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market September 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Zone 1	1	0	0	0	3	0	4	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	1	0	0	0	15	0	16	0
Zone 4	1	4	0	0	0	0	1	4
Zone 5	12	0	0	0	0	0	12	0
Zone 6	0	0	0	18	11	0	11	18
Zone 7	2	3	0	63	59	8	61	74
Zone 8	1	0	0	0	0	0	1	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	2	4	12	0	0	38	14	42
Zone 11	0	0	53	0	0	0	145	0
Zone 12	1	7	0	0	3	13	4	20
Zone 13	0	0	132	0	58	0	190	0
Zone 14	15	2	0	18	0	0	15	20
Zone 15	0	2	0	0	0	0	0	2
Zone 16	0	0	20	62	0	0	20	62
Zone 17	0	4	51	76	178	136	229	216
Zone 18	0	0	10	0	5	107	15	107
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	3	0	0	8	3	8
Zone 21	3	3	52	0	0	0	55	3
Zone 22	6	4	55	24	186	0	247	28
Zone 23	5	15	626	98	0	24	631	137
Zone 24	8	9	30	9	0	49	38	67
Zone 25	14	16	0	6	0	6	14	28
Zone 26	24	15	16	0	6	1	46	16
Zone 27	26	48	8	38	11	18	45	104
Zone 28	27	14	78	46	3	54	108	114
Zone 29	50	46	18	21	102	43	170	110
Zone 30	7	5	0	0	6	8	13	13
Zone 31	28	32	0	0	7	80	35	112
Zone 32	28	14	75	4	226	47	329	65
Zone 33	15	14	6	6	0	11	21	31
Zone 34	13	11	0	22	3	105	16	138
Zone 35	33	27	40	12	28	6	101	45
Zone 36	35	18	123	4	24	3	182	25
Zone 37	28	18	29	65	33	563	90	646
Zone 38	8	13	12	0	5	0	25	13
Zone 39	92	72	12	122	12	488	116	682
Montréal CMA	486	420	1,461	714	984	1,816	3,023	2,950

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - September 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	7	6	29	195	501	0	585	201
Zone 2	0	2	0	0	0	0	0	2
Zone 3	2	3	0	89	204	189	206	281
Zone 4	9	28	0	0	0	0	9	28
Zone 5	18	0	65	6	0	16	83	22
Zone 6	11	2	154	243	19	120	184	365
Zone 7	14	38	140	107	91	590	263	742
Zone 8	6	0	0	3	4	0	10	3
Zone 9	0	0	0	0	0	0	0	0
Zone 10	10	17	53	0	66	38	129	55
Zone 11	0	0	117	85	37	38	246	123
Zone 12	33	20	115	43	18	19	235	82
Zone 13	0	0	177	143	112	6	289	149
Zone 14	46	22	33	34	0	0	79	56
Zone 15	12	15	0	0	154	0	166	15
Zone 16	3	7	200	67	8	28	211	102
Zone 17	0	9	1,461	1,091	452	718	1,983	1,904
Zone 18	1	2	45	118	39	129	139	249
Zone 19.1	1	0	94	0	28	0	123	0
Zone 19.2	0	0	9	0	0	0	9	0
Zone 20	0	0	3	0	0	8	3	8
Zone 21	13	38	60	56	32	0	105	94
Zone 22	36	27	167	40	315	0	518	67
Zone 23	46	71	762	577	363	27	1,171	675
Zone 24	83	64	46	328	21	89	150	481
Zone 25	107	62	12	24	12	62	131	148
Zone 26	156	189	90	229	41	220	287	638
Zone 27	331	341	162	198	175	140	668	679
Zone 28	171	110	132	82	85	343	388	535
Zone 29	374	249	348	261	747	103	1,469	613
Zone 30	105	114	51	16	87	26	243	156
Zone 31	195	239	22	48	330	303	547	590
Zone 32	155	161	376	162	888	177	1,419	500
Zone 33	82	102	63	53	313	40	458	275
Zone 34	93	88	141	97	77	133	311	318
Zone 35	379	219	88	90	209	78	676	387
Zone 36	247	126	327	258	232	154	806	538
Zone 37	131	182	209	90	355	611	695	883
Zone 38	107	121	35	12	85	56	227	189
Zone 39	396	343	120	210	49	552	565	1,105
Montréal CMA	3,380	3,017	5,906	5,055	6,149	5,013	15,786	13,258

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	% Change
Zone 1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 3	0	0	0	0	0	0	89	0	89	0	n/a
Zone 4	4	1	0	0	0	0	3	0	7	1	**
Zone 5	0	0	0	0	0	0	0	8	0	8	-100.0
Zone 6	0	0	0	0	9	17	0	42	9	59	-84.7
Zone 7	2	1	2	2	0	0	158	192	162	195	-16.9
Zone 8	0	0	0	0	0	0	27	0	27	0	n/a
Zone 9	0	0	0	0	0	0	0	0	0	0	n/a
Zone 10	0	1	0	2	0	0	0	0	0	3	-100.0
Zone 11	0	0	0	0	0	0	56	5	56	5	**
Zone 12	0	0	0	0	0	0	0	0	0	0	n/a
Zone 13	0	0	0	0	4	0	31	104	35	104	-66.3
Zone 14	3	2	0	0	0	13	18	11	21	26	-19.2
Zone 15	0	0	0	0	0	0	0	0	0	0	n/a
Zone 16	0	0	0	0	0	0	0	6	0	6	-100.0
Zone 17	0	0	0	0	0	0	112	159	112	159	-29.6
Zone 18	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.1	0	0	0	0	0	0	0	0	0	0	n/a
Zone 19.2	0	0	0	0	0	0	0	0	0	0	n/a
Zone 20	0	0	0	0	0	0	5	0	5	0	n/a
Zone 21	2	1	0	0	0	4	0	39	2	44	-95.5
Zone 22	1	1	0	0	0	5	0	4	1	10	-90.0
Zone 23	6	8	2	0	3	22	174	6	185	36	**
Zone 24	5	6	0	0	18	0	14	3	37	9	**
Zone 25	7	5	4	0	0	0	3	3	14	8	75.0
Zone 26	19	21	0	4	0	0	11	1	30	26	15.4
Zone 27	29	43	10	4	22	0	53	132	114	179	-36.3
Zone 28	13	12	4	0	0	0	98	21	115	33	**
Zone 29	30	18	8	8	17	7	40	17	95	50	90.0
Zone 30	19	6	0	0	0	0	18	4	37	10	**
Zone 31	26	19	2	8	5	0	36	6	69	33	109.1
Zone 32	15	5	2	4	16	15	50	157	83	181	-54.1
Zone 33	13	7	0	2	0	0	0	2	13	11	18.2
Zone 34	6	5	0	2	0	0	0	12	6	19	-68.4
Zone 35	25	19	20	8	0	0	8	19	53	46	15.2
Zone 36	10	6	2	6	4	0	6	30	22	42	-47.6
Zone 37	4	8	6	8	0	0	60	0	70	16	**
Zone 38	10	9	6	2	0	4	1	21	17	36	-52.8
Zone 39	29	27	0	2	4	24	25	105	58	158	-63.3
Montréal CMA	278	231	68	62	102	111	1,096	1,109	1,544	1,513	2.0

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - September 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Zone 1	3	2	0	0	0	0	4	38	7	40	-82.5
Zone 2	0	0	0	2	0	0	3	3	3	5	-40.0
Zone 3	2	0	0	0	0	3	270	495	272	498	-45.4
Zone 4	24	7	0	0	0	0	6	0	30	7	**
Zone 5	3	1	0	0	0	0	22	71	25	72	-65.3
Zone 6	0	1	0	4	51	48	305	203	356	256	39.1
Zone 7	4	11	26	16	12	15	374	360	416	402	3.5
Zone 8	1	3	4	0	0	0	47	22	52	25	108.0
Zone 9	0	0	0	0	0	0	0	57	0	57	-100.0
Zone 10	2	1	0	2	4	4	0	0	6	7	-14.3
Zone 11	0	0	0	0	0	0	83	49	83	49	69.4
Zone 12	15	19	18	8	3	0	109	34	145	61	137.7
Zone 13	0	0	0	0	14	23	137	1,004	151	1,027	-85.3
Zone 14	10	6	0	0	48	45	114	82	172	133	29.3
Zone 15	6	6	0	6	0	0	0	359	6	371	-98.4
Zone 16	3	0	0	0	0	0	32	213	35	213	-83.6
Zone 17	0	0	0	0	7	0	2,129	1,293	2,136	1,293	65.2
Zone 18	0	2	0	0	0	0	127	151	127	153	-17.0
Zone 19.1	1	1	0	0	0	0	27	15	28	16	75.0
Zone 19.2	0	0	0	0	9	0	194	0	203	0	n/a
Zone 20	0	0	0	0	0	0	17	0	17	0	n/a
Zone 21	18	16	2	0	25	26	4	120	49	162	-69.8
Zone 22	10	15	0	0	41	11	24	34	75	60	25.0
Zone 23	35	37	4	12	24	35	452	570	515	654	-21.3
Zone 24	48	41	4	4	48	24	556	341	656	410	60.0
Zone 25	40	34	36	10	11	11	73	75	160	130	23.1
Zone 26	84	114	46	28	35	13	489	186	654	341	91.8
Zone 27	177	212	26	14	93	57	299	388	595	671	-11.3
Zone 28	103	93	6	10	30	48	467	731	606	882	-31.3
Zone 29	246	129	62	66	103	97	553	688	964	980	-1.6
Zone 30	82	75	8	18	28	6	123	140	241	239	0.8
Zone 31	155	206	18	44	20	10	519	368	712	628	13.4
Zone 32	80	75	40	34	80	60	509	675	709	844	-16.0
Zone 33	75	54	12	22	15	0	89	174	191	250	-23.6
Zone 34	64	44	2	10	59	6	209	176	334	236	41.5
Zone 35	220	122	112	82	32	0	268	311	632	515	22.7
Zone 36	83	46	38	32	44	20	1,019	426	1,184	524	126.0
Zone 37	40	54	82	72	44	53	189	210	355	389	-8.7
Zone 38	72	62	30	18	19	17	89	460	210	557	-62.3
Zone 39	229	203	30	30	139	160	1,077	237	1,475	630	134.1
Montréal CMA	1,935	1,692	606	544	1,038	792	11,008	10,759	14,587	13,787	5.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	0	0	89	0	0	0
Zone 4	0	0	0	0	3	0	0	0
Zone 5	0	0	0	0	0	8	0	0
Zone 6	9	17	0	0	0	42	0	0
Zone 7	0	0	0	0	0	0	158	4
Zone 8	0	0	0	0	0	0	27	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	0	0	0	0	0	0	0
Zone 11	0	0	0	0	56	0	0	5
Zone 12	0	0	0	0	0	0	0	0
Zone 13	4	0	0	0	7	104	24	0
Zone 14	0	13	0	0	18	11	0	0
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	0	0	6	0	0
Zone 17	0	0	0	0	11	127	101	0
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	0	0	5	0
Zone 21	0	4	0	0	0	38	0	1
Zone 22	0	5	0	0	0	4	0	0
Zone 23	3	22	0	0	174	6	0	0
Zone 24	18	0	0	0	11	0	3	3
Zone 25	0	0	0	0	3	0	0	3
Zone 26	0	0	0	0	5	0	6	1
Zone 27	22	0	0	0	12	10	41	122
Zone 28	0	0	0	0	49	21	49	0
Zone 29	17	7	0	0	12	13	28	4
Zone 30	0	0	0	0	6	0	12	4
Zone 31	5	0	0	0	11	6	25	0
Zone 32	16	15	0	0	21	11	29	146
Zone 33	0	0	0	0	0	0	0	2
Zone 34	0	0	0	0	0	12	0	0
Zone 35	0	0	0	0	0	19	8	0
Zone 36	4	0	0	0	6	30	0	0
Zone 37	0	0	0	0	12	0	48	0
Zone 38	0	4	0	0	0	9	1	12
Zone 39	4	24	0	0	4	105	21	0
Montréal CMA	102	111	0	0	510	582	586	307

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - September 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	0	0	0	0	3	34	1	4
Zone 2	0	0	0	0	0	3	3	0
Zone 3	0	3	0	0	89	270	181	225
Zone 4	0	0	0	0	6	0	0	0
Zone 5	0	0	0	0	6	71	16	0
Zone 6	51	48	0	0	158	203	147	0
Zone 7	12	11	0	4	134	49	233	19
Zone 8	0	0	0	0	20	4	27	18
Zone 9	0	0	0	0	0	57	0	0
Zone 10	4	4	0	0	0	0	0	0
Zone 11	0	0	0	0	71	31	12	18
Zone 12	3	0	0	0	52	19	57	15
Zone 13	14	23	0	0	102	519	35	485
Zone 14	48	45	0	0	114	81	0	1
Zone 15	0	0	0	0	0	42	0	317
Zone 16	0	0	0	0	7	209	25	4
Zone 17	7	0	0	0	1,620	965	495	244
Zone 18	0	0	0	0	53	15	74	136
Zone 19.1	0	0	0	0	18	15	9	0
Zone 19.2	9	0	0	0	194	0	0	0
Zone 20	0	0	0	0	0	0	17	0
Zone 21	25	26	0	0	4	119	0	1
Zone 22	41	11	0	0	24	34	0	0
Zone 23	24	35	0	0	257	201	195	369
Zone 24	48	24	0	0	453	140	103	35
Zone 25	11	11	0	0	3	17	70	58
Zone 26	35	13	0	0	102	156	387	30
Zone 27	93	54	0	3	94	127	205	261
Zone 28	30	48	0	0	180	313	287	418
Zone 29	103	97	0	0	279	234	274	454
Zone 30	28	6	0	0	31	73	92	67
Zone 31	20	10	0	0	99	124	420	244
Zone 32	73	60	7	0	117	167	392	508
Zone 33	8	0	7	0	34	77	55	97
Zone 34	53	6	6	0	71	108	138	68
Zone 35	22	0	10	0	106	230	162	81
Zone 36	44	20	0	0	202	234	817	192
Zone 37	40	53	4	0	48	22	141	188
Zone 38	12	17	7	0	12	27	77	433
Zone 39	139	160	0	0	165	162	912	75
Montréal CMA	997	785	41	7	4,928	5,152	6,059	5,065

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market September 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016	Sept 2017	Sept 2016
Zone 1	0	0	0	0	0	0	0	0
Zone 2	0	0	0	0	0	0	0	0
Zone 3	0	0	89	0	0	0	89	0
Zone 4	4	1	3	0	0	0	7	1
Zone 5	0	0	0	8	0	0	0	8
Zone 6	0	0	9	59	0	0	9	59
Zone 7	4	3	0	0	158	4	162	195
Zone 8	0	0	0	0	27	0	27	0
Zone 9	0	0	0	0	0	0	0	0
Zone 10	0	3	0	0	0	0	0	3
Zone 11	0	0	56	0	0	5	56	5
Zone 12	0	0	0	0	0	0	0	0
Zone 13	0	0	11	104	24	0	35	104
Zone 14	3	5	18	21	0	0	21	26
Zone 15	0	0	0	0	0	0	0	0
Zone 16	0	0	0	6	0	0	0	6
Zone 17	0	0	11	127	101	0	112	159
Zone 18	0	0	0	0	0	0	0	0
Zone 19.1	0	0	0	0	0	0	0	0
Zone 19.2	0	0	0	0	0	0	0	0
Zone 20	0	0	0	0	5	0	5	0
Zone 21	2	1	0	42	0	1	2	44
Zone 22	1	10	0	0	0	0	1	10
Zone 23	11	30	174	6	0	0	185	36
Zone 24	25	6	9	0	3	3	37	9
Zone 25	11	5	3	0	0	3	14	8
Zone 26	19	25	5	0	6	1	30	26
Zone 27	60	47	12	10	42	122	114	179
Zone 28	17	12	49	21	49	0	115	33
Zone 29	51	33	16	13	28	4	95	50
Zone 30	19	6	6	0	12	4	37	10
Zone 31	33	27	11	6	25	0	69	33
Zone 32	33	24	21	11	29	146	83	181
Zone 33	13	9	0	0	0	2	13	11
Zone 34	6	7	0	12	0	0	6	19
Zone 35	45	27	0	19	8	0	53	46
Zone 36	18	12	4	30	0	0	22	42
Zone 37	10	16	12	0	48	0	70	16
Zone 38	16	19	0	5	1	12	17	36
Zone 39	29	53	8	105	21	0	58	158
Montréal CMA	430	381	527	605	587	307	1,544	1,513

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - September 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Zone 1	3	2	3	34	1	4	7	40
Zone 2	0	5	0	0	3	0	3	5
Zone 3	2	0	89	273	181	225	272	498
Zone 4	24	7	6	0	0	0	30	7
Zone 5	3	1	6	71	16	0	25	72
Zone 6	0	5	209	251	147	0	356	256
Zone 7	32	27	144	60	233	23	416	402
Zone 8	5	3	20	4	27	18	52	25
Zone 9	0	0	0	57	0	0	0	57
Zone 10	6	7	0	0	0	0	6	7
Zone 11	0	0	71	31	12	18	83	49
Zone 12	36	27	52	19	57	15	145	61
Zone 13	4	0	112	542	35	485	151	1,027
Zone 14	42	30	130	102	0	1	172	133
Zone 15	6	12	0	42	0	317	6	371
Zone 16	3	0	7	209	25	4	35	213
Zone 17	7	2	1,620	963	495	244	2,136	1,293
Zone 18	0	2	53	15	74	136	127	153
Zone 19.1	1	1	18	15	9	0	28	16
Zone 19.2	0	0	203	0	0	0	203	0
Zone 20	0	0	0	0	17	0	17	0
Zone 21	30	24	19	137	0	1	49	162
Zone 22	35	30	40	30	0	0	75	60
Zone 23	55	78	265	207	195	369	515	654
Zone 24	102	45	451	164	103	35	656	410
Zone 25	87	55	3	17	70	58	160	130
Zone 26	161	150	102	160	391	31	654	341
Zone 27	295	290	94	117	206	264	595	671
Zone 28	145	109	174	353	287	420	606	882
Zone 29	404	240	286	286	274	454	964	980
Zone 30	101	101	48	71	92	67	241	239
Zone 31	191	256	99	124	422	248	712	628
Zone 32	176	169	132	167	401	508	709	844
Zone 33	87	76	42	77	62	97	191	250
Zone 34	98	60	92	108	144	68	334	236
Zone 35	350	204	110	230	172	81	632	515
Zone 36	158	98	209	234	817	192	1,184	524
Zone 37	152	176	58	25	145	188	355	389
Zone 38	106	96	20	28	84	433	210	557
Zone 39	336	342	227	213	912	75	1,475	630
Montréal CMA	3,243	2,730	5,214	5,436	6,109	5,079	14,587	13,787

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
September 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $399,999		$400,000 - $499,999		$500,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Island of Montréal													
September 2017	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	-
September 2016	1	12.5	0	0.0	2	25.0	0	0.0	5	62.5	8	-	-
Year-to-date 2017	4	5.2	3	3.9	20	26.0	10	13.0	40	51.9	77	-	663,558
Year-to-date 2016	5	8.1	3	4.8	18	29.0	9	14.5	27	43.5	62	-	-
Laval													
September 2017	0	0.0	0	0.0	1	25.0	0	0.0	3	75.0	4	-	-
September 2016	1	11.1	1	11.1	2	22.2	1	11.1	4	44.4	9	-	-
Year-to-date 2017	2	3.4	3	5.2	15	25.9	15	25.9	23	39.7	58	-	733,233
Year-to-date 2016	4	4.5	9	10.2	17	19.3	29	33.0	29	33.0	88	-	502,405
North Shore													
September 2017	18	24.0	28	37.3	21	28.0	7	9.3	1	1.3	75	-	346,854
September 2016	8	13.1	20	32.8	18	29.5	8	13.1	7	11.5	61	430,000	498,713
Year-to-date 2017	179	30.1	214	36.0	132	22.2	55	9.2	15	2.5	595	310,000	357,252
Year-to-date 2016	132	22.0	256	42.7	126	21.0	44	7.3	42	7.0	600	370,000	382,107
South Shore													
September 2017	9	13.8	13	20.0	18	27.7	8	12.3	17	26.2	65	-	392,376
September 2016	0	0.0	9	23.1	12	30.8	11	28.2	7	17.9	39	-	362,629
Year-to-date 2017	50	12.6	99	24.9	108	27.2	65	16.4	75	18.9	397	-	478,268
Year-to-date 2016	31	8.0	98	25.2	125	32.1	55	14.1	80	20.6	389	-	510,981
Vaudreuil-Soulanges													
September 2017	3	21.4	5	35.7	4	28.6	0	0.0	2	14.3	14	-	-
September 2016	3	21.4	7	50.0	3	21.4	0	0.0	1	7.1	14	-	-
Year-to-date 2017	32	19.6	77	47.2	35	21.5	12	7.4	7	4.3	163	-	349,063
Year-to-date 2016	31	19.1	58	35.8	43	26.5	12	7.4	18	11.1	162	400,000	375,224
Montréal CMA													
September 2017	30	18.0	46	27.5	44	26.3	17	10.2	30	18.0	167	415,000	456,950
September 2016	13	9.9	37	28.2	37	28.2	20	15.3	24	18.3	131	440,000	468,788
Year-to-date 2017	267	20.7	396	30.7	310	24.0	157	12.2	160	12.4	1,290	395,000	436,788
Year-to-date 2016	203	15.6	424	32.6	329	25.3	149	11.5	196	15.1	1,301	400,000	446,366

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units September 2017						
Submarket	Sept 2017	Sept 2016	% Change	YTD 2017	YTD 2016	% Change
Zone 1	-	-	n/a	-	-	n/a
Zone 2	-	-	n/a	-	-	n/a
Zone 3	-	-	n/a	-	-	n/a
Zone 4	-	-	n/a	663,558	-	n/a
Zone 5	-	-	n/a	-	-	n/a
Zone 6	-	-	n/a	-	-	n/a
Zone 7	-	-	n/a	-	-	n/a
Zone 8	-	-	n/a	-	-	n/a
Zone 9	-	-	n/a	-	-	n/a
Zone 10	-	-	n/a	-	-	n/a
Zone 11	-	-	n/a	-	-	n/a
Zone 12	-	-	n/a	-	-	n/a
Zone 13	-	-	n/a	-	-	n/a
Zone 14	-	-	n/a	-	-	n/a
Zone 15	-	-	n/a	-	-	n/a
Zone 16	-	-	n/a	-	-	n/a
Zone 17	-	-	n/a	-	-	n/a
Zone 18	-	-	n/a	-	-	n/a
Zone 19.1	-	-	n/a	-	-	n/a
Zone 19.2	-	-	n/a	-	-	n/a
Zone 20	-	-	n/a	-	-	n/a
Zone 21	-	-	n/a	-	-	n/a
Zone 22	-	-	n/a	-	-	n/a
Zone 23	-	-	n/a	733,233	545,573	34.4
Zone 24	-	-	n/a	-	459,237	n/a
Zone 25	-	-	n/a	-	-	n/a
Zone 26	-	-	n/a	-	354,238	n/a
Zone 27	372,828	469,409	-20.6	391,115	380,843	2.7
Zone 28	-	586,627	n/a	482,921	586,627	-17.7
Zone 29	291,658	-	n/a	294,096	422,622	-30.4
Zone 30	-	-	n/a	271,044	281,116	-3.6
Zone 31	-	-	n/a	312,766	-	n/a
Zone 32	-	-	n/a	520,302	523,700	-0.6
Zone 33	-	-	n/a	335,306	466,297	-28.1
Zone 34	-	-	n/a	494,818	433,981	14.0
Zone 35	387,137	-	n/a	434,403	-	n/a
Zone 36	-	-	n/a	711,306	-	n/a
Zone 37	-	-	n/a	-	696,444	n/a
Zone 38	398,925	362,629	10.0	385,061	362,629	6.2
Zone 39	-	-	n/a	349,063	375,224	-7.0
Montréal CMA	456,950	468,788	-2.5	436,788	446,366	-2.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Montreal

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Twelve Months[3] Average Price[2] ($)	Last Twelve Months[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
September 2017	1,571	3,028	11,643	399,641	7.4	383,166	6.5
September 2016	1,581	3,224	13,811	387,390	8.7	357,357	8.1
% Change	-0.6	-6.1	-15.7	3.2	n.d.	7.2	n.d.
YTD 2017	19,358	28,449	12,912	382,967	6.0	n.d.	n.d.
YTD 2016	18,763	30,496	15,766	357,068	7.6	n.d.	n.d.
% Change	3.2	-6.7	-18.1	7.3	n.d.	n.d.	n.d.
CONDOMINIUMS*							
September 2017	975	2,218	11,231	295,406	11.5	290,823	10.4
September 2016	878	2,315	12,092	301,323	13.8	282,756	13.0
% Change	11.0	-4.2	-7.1	-2.0	n.d.	2.9	n.d.
YTD 2017	11,129	21,116	11,991	291,562	9.7	n.d.	n.d.
YTD 2016	9,591	21,390	13,030	283,234	12.2	n.d.	n.d.
% Change	16.0	-1.3	-8.0	2.9	n.d.	n.d.	n.d.
PLEX*							
September 2017	344	611	2,331	504,443	6.8	496,311	7.0
September 2016	280	635	2,672	489,253	9.5	479,071	8.8
% Change	22.9	-3.8	-12.8	3.1	n.d.	3.6	n.d.
YTD 2017	3,151	5,131	2,421	501,797	6.9	n.d.	n.d.
YTD 2016	2,984	5,426	2,850	481,015	8.6	n.d.	n.d.
% Change	5.6	-5.4	-15.0	4.3	n.d.	n.d.	n.d.
TOTAL							
September 2017	2,893	5,863	25,288	374,304	8.7	364,565	7.8
September 2016	2,742	6,182	28,649	364,862	10.4	345,977	9.7
% Change	5.5	-5.2	-11.7	2.6	n.d.	5.4	n.d.
YTD 2017	33,667	54,789	27,402	365,688	7.3	n.d.	n.d.
YTD 2016	31,365	57,402	31,727	346,584	9.1	n.d.	n.d.
% Change	7.3	-4.6	-13.6	5.5	n.d.	n.d.	n.d.

[1] Source: QFREB by the Centris® system
The Centris® system contains all the listings of Québec real estate brokers.
[2] Calculations: CMHC.
[3] Weighted average for the last twelve months, to reduce strong variations from one month to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
** Observed change greater than 100%.

Table 6: Economic Indicators
September 2017

		Interest Rates			NHPI, Total, Montréal CMA 2016.12 =100	CPI, 2002 =100	Montréal Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	99.2	124.8	2,044	8.6	66.4	860
	February	561	3.14	4.64	99.4	125.4	2,044	8.7	66.4	860
	March	561	3.14	4.64	99.4	125.8	2,047	8.5	66.3	862
	April	561	3.14	4.64	99.5	126.2	2,050	8.3	66.2	868
	May	561	3.14	4.64	99.5	126.6	2,056	8.0	66.1	869
	June	561	3.14	4.64	99.5	126.2	2,055	7.8	65.9	874
	July	567	3.14	4.74	99.5	125.9	2,052	7.7	65.6	873
	August	567	3.14	4.74	99.5	125.8	2,055	7.7	65.6	880
	September	561	3.14	4.64	100.0	126.4	2,076	7.5	66.1	883
	October	561	3.14	4.64	100.0	126.3	2,096	7.2	66.5	882
	November	561	3.14	4.64	99.9	125.9	2,107	6.8	66.5	880
	December	561	3.14	4.64	100.0	125.5	2,113	6.7	66.6	882
2017	January	561	3.14	4.64	100.2	126.2	2,125	6.6	66.8	889
	February	561	3.14	4.64	100.4	126.7	2,129	6.7	67.0	895
	March	561	3.14	4.64	100.4	127.0	2,128	6.6	66.9	893
	April	561	3.14	4.64	100.5	127.4	2,124	6.7	66.7	892
	May	561	3.14	4.64	100.6	127.6	2,132	6.6	66.8	890
	June	561	3.14	4.64	100.6	127.2	2,146	6.5	67.2	891
	July	573	3.14	4.84	100.9	127.3	2,156	6.3	67.3	896
	August	573	3.14	4.84	100.9	127.4	2,157	6.4	67.4	901
	September	575	3.09	4.89		127.6	2,152	6.5	67.2	905
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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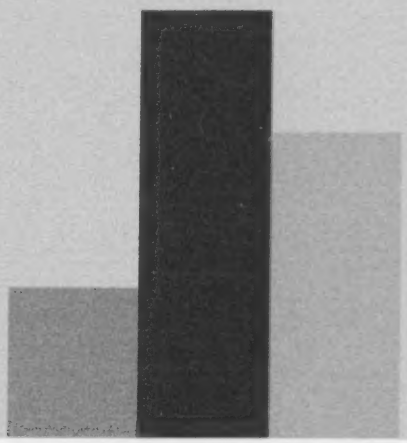

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